

Assessing Update

The Statistical Revaluation is now complete and the final values will be the basis of the fall tax bill. The tax rate has not yet been set; the tax rate will be made public as soon as we learn of it. The total value of the Town increased by about 140%. Details of the Revaluation are available at the Town Office.

Property owners in the Crown Point area of Town have received postcards notifying them of an upcoming visit from the assessor. This has understandably caused some amount of anxiety, especially following the increase in property values about which we have all received notification. Perhaps understanding the 5 year assessing schedule will be helpful.

This year the Statistical Revaluation was conducted, so that's a good place to start. This is done every 5 years pursuant to State RSA 75:8-a. Recent Revaluations have been in 2011 and 2016; we can expect another in 2026. In the years between revaluations, assessing work continues in 3 ways.

- The assessor is normally at the Town Office one day a month for general assessing work. He is readily available via phone or email every day. Someone is able to assist you in the assessing office with contacting him and with many questions each Monday - Thursday from 9 -2.
- Each spring an assessor visits all properties with new or ongoing building permits. Changes are made to the assessment cards as necessary.
- In the years between revaluations, the assessors conduct cyclical reviews of all properties in Town. Their purpose is to verify the data on the existing assessment card. If an improvement or deterioration in the property is observed since the last cyclical visit, appropriate changes will be made to the property card. In these last 2 ways, the data on the property cards is accurate as we approach the year of the Statistical Revaluation. A summary of the work of a Statistical Revaluation may be found on the Town website; go to the Tax Collector's tab, then the Assessor's page to read that.

Finally, it should be understood that the assessors have been doing these yearly cyclical inspections for at least 15 years. The post cards were sent out this year in response to concerns expressed by residents requesting prior notification of the upcoming assessor's visit. KRT was responsive to this concern, and initiated, with the Town's approval, the postcard notification themselves.

If ever there are questions concerning assessing, we urge you to reach out to the Assessing Office at 603-664-2192, ext 107. A clerk is here Monday – Thursday who is able to answer your question, find the answer for you, help you reach out to the assessor, or schedule an appointment with the assessor.